

**MEMORANDUM**

12/18/2018



To: Ed Hunzeker  
County Administrator

Thru: Chad Butzow, Interim Director  
Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr./  
Jane Oliver, Bond Coordinator  
Public Works Department

Date: December 4, 2018

Subject: **ARTISAN LAKES ESPLANADE, PHASE I  
SUBPHASE A, B, C, & D  
PDMU-91-01/14-S-14 (F)  
RELEASE PUBLIC IMPROVEMENTS AGREEMENT  
SECURING FINAL LIFT OF ASPHALT  
ACCEPT PUBLIC IMPROVEMENTS EXTENSION AGREEMENT  
SECURING FINAL LIFT OF ASPHALT  
ACCEPT VERIFICATION CERTIFICATE**

The developer has requested an extension on the final lift of asphalt for this project, which will be publicly maintained. The developer has started building homes in the development and is requesting the extension in order to complete the project without marring the roadway. The Public Works Department has reviewed the request and is in agreement with the developer. This action is to extend the agreement and security to ensure the developer is not in default with the agreement previously provided. We therefore respectively request the County Administrator to approve the following form of action:

- **Authorization to release the *Required Improvements Agreement* in the amount of \$146,498.30 securing the final lift of asphalt;**

**SURETY BOND NO. SU1128390 WILL REMAIN IN PLACE.** This surety will be used to secure the one (1) year extension for the required public final lift of asphalt improvements agreement, (see below).

- **Acceptance of and authorization for County Administrator to execute the *Required Improvements Agreement*. This Agreement will be for a one (1) year extension, secured by a Surety Bond previously accepted by the Board of County Commissioners;**
- **Acceptance of, the Verification Certificate in conjunction with the above agreement;**

Public Works Department  
Fiscal Services Division  
1022 26<sup>th</sup> Avenue East, Bradenton, FL 34208  
Phone number: (941)708-7450

- **Surety Bond No SU1128388**, Verification Certificate dated August 10, 2018 issued through Arch Insurance Co.;
- **Expiration Date** – August 1, 2019;
- **Amount of Performance Bond** \$146,498.30.

Copies of release request to: Julie Jensvold ([Julie.jensvold@manateeclerk.com](mailto:Julie.jensvold@manateeclerk.com)), Danielle Heaton ([Danielle.heaton@manateeclerk.com](mailto:Danielle.heaton@manateeclerk.com)), Robin Hamilton ([Robin.hamilton@manateeclerk.com](mailto:Robin.hamilton@manateeclerk.com)), Danielle Ellis ([DEllis@grimesgoebel.com](mailto:DEllis@grimesgoebel.com)), and Jane Oliver ([jane.oliver@mymanatee.org](mailto:jane.oliver@mymanatee.org)).

**MANATEE COUNTY, a political  
subdivision of the State of Florida**

By: Board of County Commissioners

By:   
County Administrator, per R-14-86

CB/CM/jo

cc: Records Management  
Kenneth LaBarr, Infrastructure Inspections Div Mgr., Public Works  
Danielle Ellis, Agent for the Developer

Attachments

For: Artisan Lakes Esplanade, Ph I, Subph A, B, C & D  
(Name of Project)  
Final Lift of Asphalt

**REQUIRED IMPROVEMENTS AGREEMENT**

(In conjunction with a Surety Bond (Attachment "A") as security guaranteeing completion of Required Improvements)

**WHEREAS, TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC** (Developer) has made application to Manatee County, Florida (County), for approval of a proposed subdivision or final site plan identified as **ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASE A, B, C & D** (Project); and

**WHEREAS,** the Manatee County Land Development Code (LDC), Ordinance 90-01, requires that a final subdivision plat not be approved for recording, and that a Certificate of Occupancy not be issued in accordance with final site plan approval, until certain improvements required by the Land Development Code or required as a condition of approval of the plat or site plan (Required Improvements) have been duly constructed, completed, and approved, unless the Developer has provided performance security guaranteeing to the satisfaction of the County that such improvements will be duly constructed, completed, and approved; and

**WHEREAS,** in connection with the Project the Developer has submitted construction drawings for the Required Improvements which are on file with and have been approved by the County; and

**WHEREAS,** the Developer desires to obtain approval of the Project prior to installation of the Required Improvements; and

**WHEREAS,** the Developer has submitted a cost estimate certified by the Engineer of Record to be an accurate reflection of the cost to complete the remaining Required Improvements, and the Developer herewith tenders to the County a Surety Bond which is in an amount representing at least 130% of that estimated cost.

**WITNESSETH:**

1. The Developer, in consideration for the mutual covenants and conditions contained herein, hereby agrees to duly construct and complete the Required Improvements and to otherwise comply fully with the LDC, any conditions of the Project approval, and all other applicable regulations, requirements, and agreements.
2. Developer and ARCH INSURANCE COMPANY, a Surety Company duly authorized to transact business in the State of Florida (Surety) are held and firmly bound unto the County as obligee/owner in the amount of ONE HUNDRED FORTY-SIX THOUSAND FOUR HUNDRED NINETY-EIGHT & 30/100 Dollars (words) \$146,498.30 (numbers), and the Developer herewith tenders to the County a Surety Bond, No SU1128388, dated AUGUST 1, 2014, and VERIFICATION CERTIFICATE dated AUGUST 10, 2018 with ARCH INSURANCE COMPANY. Said Bond shall not expire until the Required Improvements guaranteed by this Bond has been accepted by the County.

3. **CONDITIONS OF THE SECURITY FOR THE BENEFIT OF THE COUNTY:**

- (a) If the Developer should fail or refuse to complete, to the satisfaction of the County, all Required Improvements on or before the 1<sup>ST</sup> day of AUGUST, 2019, in accordance with the construction drawings or any amendments thereto approved by the County, and unless the County elects to proceed in accordance with Paragraph (b) below, the Surety upon thirty (30) days written notice of the default from the County will cause to be completed the Required Improvements and will pay all costs thereof, including and without limitation all engineering, legal, and contingent costs.
  - (b) Alternatively, if the Developer should fail or refuse to complete all Required Improvements in the manner described above, the County, at its option, shall have the right to construct and complete or cause to be constructed the Required Improvements. In the event the County should exercise such right, the Developer and the Surety shall be jointly and severally liable hereunder to reimburse the County the total cost thereof from the proceeds of this Bond, and shall indemnify and save harmless the County against or from all claims, costs, expenses, damages, injury, or loss, either direct or consequential, including without limitation all engineering, legal, and contingent costs which the County may sustain on account of the failure of the Developer to fulfill within the time specified its obligations as described herein. Cost expended on the construction of Required Improvements shall be at the sole discretion of the County.
- 4. The Developer agrees that it is liable to the County for all costs and damages, as described above, that the County may incur in connection with constructing and completing the Required Improvements without regard to the amount of this Bond.
  - 5. Should the Developer fail or refuse to complete the Required Improvements, nothing herein shall be construed as affecting the County's right to resort to any and all legal and equitable remedies against the Developer and the Surety, including specific performance, to which the Developer hereby agrees.
  - 6. This Agreement shall become effective upon the execution hereof by both parties hereto.

(Req'd Impv Agreement)

For: Artisan Lakes Esplanade, Ph I, Subph A, B, C & D

SIGNED AND SEALED this 16 day of November, 20 18

WITNESSES:  
Beth E. Martinez-Bruce  
 Witness  
Beth E. Martinez-Bruce  
 Type or Print Name  
Carlos de la Ossa  
 Witness  
Carlos de la Ossa  
 Type or Print Name

Taylor Woodrow Communities  
 At Artisan Lakes, LLC  
 Developer  
 BY: [Signature]  
 Signature  
Jeff Deason  
 Type or Print Name  
Vice President  
 Title (If attorney-in-fact Attach Power of Attorney)  
551 N. Cattlemen Rd, Ste 200  
 Postal Address  
Sarasota FL 34232  
 City State Zip

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida  
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 16 day of November, 2018, by Jeff Deason, as Vice President, (Title), on behalf of the corporation identified herein as Developer and who is personally known to me or who has produced \_\_\_\_\_ (Type of Identification) as identification.

NOTARY SEAL:



[Signature]  
 Notary Public  
**Kiera Calhoun**  
 Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

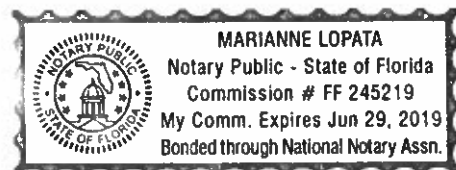
**MANATEE COUNTY**  
 A political subdivision of the State of Florida  
 By: [Signature] Board of County Commissioners  
 By: \_\_\_\_\_ County Administrator

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida  
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 7 day of December, 2018, by Ed Hunzeker, as County Administrator, (Title), for and on behalf of the Manatee County Board of County Commissioners and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



[Signature]  
 Notary Public  
Marianne Lopata  
 Print Name of Notary

**VERIFICATION CERTIFICATE FOR  
INDEFINITE TERM SURETY BOND**

**“Artisan Lakes Esplanade Phase I, Subphase A, B, C & D”  
Public Final Lift of Asphalt**

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THIS IS TO CERTIFY that Bond No. SU1128388 issued by Arch Insurance Company dated the 1<sup>st</sup> day of August, 2014, in the amount of One Hundred Forty Six Thousand Four Hundred Ninety Eight and 30/100 Dollars (\$146,498.30), on behalf of Taylor Woodrow Communities at Artisan Lakes, LLC (as Principal), and in favor of County of Manatee, State of Florida (as Obligee), covers a term which began on the 1<sup>st</sup> day of August, 2014, and ends only with the cancellation of said bond or other legal termination thereof; and that the said bond remains in effect, subject to all its agreements, conditions and limitations.

Signed, sealed and dated this August 10, 2018.

Arch Insurance Company

BY: Brandy Bai  
**Brandy Baich, Attorney-in-Fact &  
Florida Licensed Resident Agent**

**Current Term: 2018-2019**

c/o Willis of Florida, Inc.  
4211 W. Boy Scout Blvd., Ste. 1000  
Tampa, FL 33607  
Inquiries: (813) 281-2095

**THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.**

***This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Mortgage, Note, Loan, Letter of Credit, Bank Deposit, Currency Rate, Interest Rate or Residential Value Guarantees.***

## POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Anett Cardinale, Brandy Baich, David H. Carr, Eileen C. Heard and Margaret A. Ginem of Tampa, FL (EACH)

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.